

**Bountiful City**  
**Administrative Committee Minutes**  
**May 04, 2010**  
**5:00 P.M.**

Present: Chairman Aric Jensen; Assistant City Engineer - Lloyd Cheney; Committee Member - John "Marc" Knight; and Recording Secretary - Cindy Gruendell.

Excused: Assistant Planner - Dustin Wright

1. Chairman Jensen opened the meeting at 5:03 pm and had everyone present introduce themselves.
2. Consider approval of minutes for April 27, 2010.

Mr. Cheney noted one correction on the motion for item #4. Mr. Cheney made a motion to approve the minutes for April 27, 2010 with the correction. Mr. Knight seconded the motion. Voting was unanimous in favor.

3. Public Hearing - Consider a Conditional Use Permit for solar panels at 1980 South Ridgehill Drive, J. Marvin Lange, applicant.

Mr. Lange, applicant, was present. Mr. Jensen presented the staff report.

The applicant's home is in an (R-F), Residential foothill single-family zone. Solar power panels are classified in the City Ordinance as "private power plants" and require a conditional use permit in residential zones if they are over 10 Watts.

The applicant provided plans showing the location of the panels in the front yard that will be mounted to a pole equipped with a solar tracker. The system is capable of generating 225 Watts. The pole will be set 6' in the ground and extend 12 to 14 feet up which will not exceed the height limitations for the zone. There will be 10 panels mounted to the pole, for a total of 135 sq. ft. roughly. The front yard is lower than Ridgeline Dr.

Based on the findings, staff recommends approval of the conditional use with a few conditions.

1. The location of the panels be moved to the rear yard where structures are allowed.

2. The applicant conducts a study showing that the glare/reflection from the sun will not negatively affect or adjoining properties.
3. Engineering is produced showing that the system will be able to withstand 120 MPH winds.
4. This Conditional Use Permit is just for this applicant at this site and is not transferable.

Mr. Lange explained that the mounting pole would be buried in the ground about 6 ft and the pole would be about 12 – 14 ft high with solar panels mounted on a tracking system which would tilt, at times, up to a 25% angle. The tracking system follows the sun, so the panels will always face the sun.

The Committee Members discussed the fact that due to the shape and grade of this lot, that where the solar panels are proposed, would be considered a side yard or a rear side yard, or simply part of the building envelope.

The public hearing was opened:

Mr. And Mrs. Christensen – 1928 South Ridgehill Drive: There concerns are that the solar panels will be visible from the street. They mentioned that the Homeowners Association is looking into whether the solar panels would be allowed under the CCR's.

The Committee and the applicant discussed the fact that with the grade of the lot the height of the solar panels would be even with the street height. The existing tree coverage and the house would obstruct most of the view of the solar panels. They also discussed that the solar panels would face South or Southwest most of the time and the angle of the reflection would not affect any neighbours.

The public hearing was closed, there were no new comments made.

Mr. Cheney made a motion to approve a Conditional Use Permit for solar panels at 1980 South Ridgehill Drive for Marvin Lange as proposed by the applicant. Mr. Jensen seconded the motion. Voting passes 2 -1 with Mr. Knight voting Nay.

4. Continued - Consider a lot line adjustment at 640 South 500 West and 535 West 600 South, Richard Reese and Jeramey Jenkins, applicants.

Mr. Jenkins was present. Mr. Jensen indicated that the lot line adjustment was reviewed by the City Attorney, Rusty Mahan. It was decided that the Administrative Committee could approve the lot line adjustment, if both lots were legally created and subsequent zone amendments affected the minimum lot size, which resulted in making one lot legal and one legal non-conforming.

Mr. Knight made a motion to approve the lot line adjustment at 640 South 500 West and 535 West 600 South for Jay Jenkins and Richard Reese as presented. Mr. Cheney seconded the motion. Voting was unanimous in favour.

5. Consider a lot line adjustment at 1312 East 250 North, Kirk Wersland, applicant.

Mr. Wersland and James Thompson were present. Mr. Jensen presented the staff report.

No new lots will be created. Parcel E will be sold and added to the Horne property. Parcel C will be sold and added to the adjacent property directly to the north. Parcel D and Parcel A will be combined. All lots will maintain required frontage and buildable area.

A Variance to allow for less than the minimum lot width that is required in a R-3 Zone and a lot line adjustment were approved for this property at the April 6, 2010 Planning Commission meeting. Subsequent to that approval, other surrounding property owners petitioned the Wersland's for a lot line adjustment.

Based on the findings, the staff finds that all property in the proposed lot line adjustment will be in compliance with Bountiful City Code. Staff recommends approval of the proposed lot line adjustments as presented.

Mr. Cheney made a motion to approve the lot line adjustment at 1312 East 250 North for Kirk Wersland as presented. Mr. Knight seconded the motion. Voting was unanimous in favour.

6. Consider a conditional Use Permit Letter, in written form, for a contractor business at 284 East 1250 North, Aaron Mudrow – Pioneer Tile, Inc., applicants.

Mr. Cheney made a motion to approve the Conditional Use Permit letter as written. Mr. Knight seconded the motion. Voting was unanimous in favour.

Chairman Jensen ascertained that there were no other items to discuss. Mr. Knight made a motion to adjourn and Mr. Cheney seconded the motion. Voting was unanimous. The meeting adjourned at 5:30 p.m.